

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>CARMELA T. PAGAY (SBN 195603) LEVENE, NEALE, BENDER, YOO &amp; BRILL L.L.P. 10250 Constellation Boulevard, Suite 1700 Los Angeles, California 90067 Telephone: (310) 229-1234 Facsimile: (310) 229-1244 Email: ctp@lnbyb.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Edward M. Wolkowitz, Chapter 7 Trustee</p>		<p>FOR COURT USE ONLY</p>	
<p><b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b></p>			
<p>In re: HARBHAJAN SINGH and MANPRIT KAUR DHILLON,</p>		<p>CASE NO.: 2:19-bk-15642-BR CHAPTER: 7</p>	
<p>Debtor(s).</p>		<p><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>	

<b>Sale Date:</b> 02/23/2021	<b>Time:</b> 10:00 am
<b>Location:</b>	

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** 02/16/2021

**Description of property to be sold:** \_\_\_\_\_  
Estate's right, title, and (partial) interest in the real property located at 1000 E. Ocean Boulevard, #204, Long Beach,  
California 90802 (2/3 interest) (the "Property")

**Terms and conditions of sale:** \_\_\_\_\_  
 Condition of Property: Property purchased "as-is" without any representations or warranties of any kind

**Proposed sale price:** \$ 100,000.00

**Overbid procedure (if any):** See Proposed Overbidding Procedures attached as Exhibit 1 hereto.

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**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

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**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

Carmela T. Pagay, Esq.  
Levene, Neale, Bender, Yoo & Brill L.L.P.  
10250 Constellation Boulevard, Suite 1700  
Los Angeles, CA 90012  
Telephone: (310) 229-1234  
Facsimile: (310) 229-1244  
Email: ctp@lnbyb.com

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Date: 02/01/2021

# EXHIBIT 1

**PROPOSED OVERBID PROCEDURES**

**FOR PURCHASE OF PROPERTY**

The Trustee seeks approval of the following overbid procedures:

1. Any person interested in submitting an overbid on the Property must attend the hearing on the Motion or be represented by an individual with authority to participate in the overbid process;
2. An overbid will be defined as an initial overbid of \$5,000 above the \$100,000 purchase price, with each additional bid in \$1,000 increments;
3. Overbidders (except for Dr. Dhillon) must deliver a deposit to the Trustee's counsel by way of cashier's check made payable to "Edward M. Wolkowitz, Chapter 7 Trustee," in the amount of \$10,000 (the "Deposit") no later than seven calendar days prior to the hearing on the Motion;
4. Overbidders must purchase the Property on the same terms and conditions as the Purchaser;
5. The Deposit of the successful overbidder shall be forfeited if such party is thereafter unable to complete the purchase of the Property within 15 days of entry of the order confirming the sale; and
6. In the event the successful overbidder cannot timely complete the purchase of the Property, the Trustee shall be authorized to proceed with the sale to the next highest overbidder.

If there are any qualified overbidders, an auction shall be held during the hearing on the Motion (on **February 23, 2021 at 10:00 a.m.**) at which time the Court shall determine the highest and best bid for the Property.

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

10250 Constellation Blvd, Suite 1700, Los Angeles CA 90067

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) **February 2, 2021**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Theron S Covey   tcovey@raslg.com  
Sean C Ferry   sferry@raslg.com, sferry@ecf.courtdrive.com  
James Andrew Hinds   jhinds@hindslawgroup.com, mduran@hindslawgroup.com  
Howard S Nevins   hnevins@hsmlaw.com, lsamosa@hsmlaw.com  
Carmela Pagay   ctp@lnbyb.com  
Misty A Perry Isaacson   misty@ppilawyers.com, ecf@ppilawyers.com; perryisaacsonmr51779@notify.bestcase.com  
Ryan S Robinson   caf\_bankruptcy\_department@carmax.com, caf\_bankruptcy\_notices@carmax.com  
United States Trustee (LA)   ustpreion16.la.ecf@usdoj.gov  
Edward M Wolkowitz (TR)   emwtrustee@lnbyb.com, ewolkowitz@iq7technology.com; ecf.alert+Wolkowitz@titlexi.com

☐ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On (*date*) **February 2, 2021**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Hon. Barry Russell  
USBC – Central District of CA  
255 E. Temple Street  
Suite 1660 / Ctrm 1668  
Los Angeles, CA 90012

☐ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

2/2/2021  
Date

Megan Wertz  
Printed Name

/s/ Megan Wertz  
Signature